



# Built for Australian investors

Fact Sheet – June 2025

## Fund Performance

as at 30 June 2025<sup>1</sup> (%)

1 Month	3 Month	6 Month	1 year	3 year	5 year
<b>0.60</b>	<b>1.79</b>	<b>3.56</b>	<b>7.27</b>	<b>6.72</b>	<b>15.78</b>

The Fund objective is to own direct property with a focus on stable monthly distributions with potential for capital growth.

To date the fund has targeted neighbourhood shopping centres with a non-discretionary focus, ensuring the properties are in highly populated areas with growth potential.

## Fund Summary

- > Key Capital Property Fund
- > APIR: KEY1745AU
- > Retail, open-ended
- > Asset Allocation – 80% Direct, 20% Cash and Listed
- > Monthly income
- > Quarterly liquidity (after 12 months)
- > 5 assets, 3 states, 47 tenants
- > WALE 4 years by Income
- > Minimum investment \$20,000 (less via platform)
- > Invest via Netwealth, Citi, Mason Stevens and direct
- > Wangaratta Co-Store (below) settled in April



## Property Exposure

as at 31 May 2025

	Value	Major Tenants
Bellerive Shopping Centre	\$11,100,000	Dan Murphy's
Kings Meadows Shopping Centre	\$6,100,000	Liv Eat, Government
The Butter Factory – Shepparton Shopping Centre	\$15,000,000	Dan Murphy's
The Co-Store – Wangaratta Shopping Centre	\$25,000,000	Target, Reject Shop
Naracoorte Reject Shop (Under Offer)	\$1,800,000	Reject Shop
<b>Total Exposure</b>	<b>\$59,000,000</b>	

## Monthly Distribution

### Minimum Distribution

7% pa paid monthly

### Cents Per Unit (CPU)

Jun 25	May 25	Apr 25	Mar 25	Feb 25	Jan 25
0.2014	0.2081	0.2014	0.2081	0.1879	0.2081

# Our existing properties



## 10 Percy Street, Bellerive, TAS

Sector: Retail

Occupancy: 100% leased



## 139-143 Hobart Road, Kings Meadows, TAS

Sector: Medical/Retail

Occupancy: 100% leased



## The Butter Factory 440-452 Wyndham Street, Shepparton, VIC

Sector: Retail

Occupancy: 100% leased



## The Co-Store, Reid Street, Wangaratta, VIC

Sector: Retail

Settled: April 2025



## 86-88 Smith Street Naracoorte, SA

Sector: Retail

Occupancy: 100% leased

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